

**TOWN OF ELKTON
BOARD OF ZONING APPEALS
APRIL 22, 2010
MINUTES**

Present: Sharon Foster, Chair; Ronald Rae; Jared Roudybush; Dawn Marie Baylis, J. Craig Trostle, Jr. Director, Building & Zoning; Brenda Sexton-Wilson, Esquire, Attorney; Brenda Humphreys, Building & Zoning Department

Absent: Robert Olewine; Mark Clark

Steno: Carol Beresh

Ms. Foster called the meeting to order at 7:00 p.m.

ACTION: Motion was made by Mr. Roudybush to approve the minutes of the March 18, 2010 meeting. Motion was seconded by Mr. Rae and unanimously approved.

CASE # 1391 – REQUEST OF RAYMOND DAVIS, 104 BONNIE MARIE LANE, ELKTON, MARYLAND FOR A 14’ REAR SETBACK VARIANCE TO CONSTRUCT A DECK. THIS ACTION CONCERNS PROPERTY LOCATED AT 104 BONNIE MARIE LANE, ELKTON, MARYLAND, TAX MAP 302, PARCEL 2467, ZONED R-1

Mr. Raymond Davis was sworn in and introduced to the Board. He stated that he wishes to expand the deck at the rear of his property. The current deck is 6’ x 12’ with no access to the rear yard. He noted that he lives in the Walnut Hill Subdivision and his rear yard backs up to Christ Unity Center church property.

Ms. Foster inquired whether he would be placing more than one set of steps off the proposed deck. Mr. Davis stated that there will be one set of steps which will exit from the left side of the deck rather than from the right toward his neighbor’s property.

Mr. Davis noted that the deck will be between 12 and 18 inches off the ground and that the existing deck will step down to the proposed deck. He stated that because of the height railings will not be required. He mentioned that his yard is not enclosed by a fence.

Mr. Rae inquired about the length of the proposed deck where it attaches to the home. Mr. Davis stated that the proposed deck will be 20 feet wide where it attaches to the house and 15 feet deep into the yard. Mr. Davis added that the deck will only require a 13 foot variance but that he is requesting a 14 foot variance in case there is any issue with the rear setback.

Ms. Foster entertained additional comments from the Board. There were none. There was no one in attendance in opposition to this request.

MOTION: Motion was made by Mr. Roudybush to approve the 14’ rear setback variance for 104 Bonnie Marie Lane provided that the deck is constructed within one year of receipt of the legal opinion. The motion was seconded by Ms. Baylis and unanimously approved.

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NEW BUSINESS: Mr. Trostle informed the Board Members of training sessions through the Maryland Department of Planning regarding zoning related issues.

OLD BUSINESS: Mr. Trostle informed the Board Members that the plans for the Elkton Senior Apartments had been submitted.

There were no additional items for discussion and Ms. Foster adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Brenda Humphreys